

FACTSHEET

TITLE: **PRELIMINARY PLAT NO. 01010, STONE RIDGE ESTATES**, requested by Olsson Associates on behalf of Ridge Development Company and Southview, Inc., for 352 lots and 5 outlots, with a request to waive curb and gutter along South 27th Street and Yankee Hill Road, on property generally located northwest of the intersection of South 27th Street and Yankee Hill Road.

STAFF RECOMMENDATION: Conditional Approval.

ASSOCIATED REQUESTS: Change of Zone No. 3330 (01-185) and Special Permit No. 1946, Stone Ridge Estates Community Unit Plan (01R-333).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 11/28/01
Administrative Action: 11/28/01

RECOMMENDATION: Conditional Approval, with amendments (7-0: Hunter, Carlson, Taylor, Krieser, Newman, Steward and Schwinn voting 'yes'; Bills and Duvall absent).

FINDINGS OF FACT:

1. This preliminary plat and the associated change of zone and community unit plan were heard at the same time before the Planning Commission.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.8-9, concluding that the preliminary plat requires minor revisions to comply with design standards and to be consistent with the Land Subdivision Ordinance. The conditions of approval are found on p.10-12.
3. The applicant's testimony is found on p.13-14. The applicant requested amendments to the conditions of approval as set forth on p.23-27(Also see Minutes, p.13-14). The discussion with staff regarding the proposed amendments is found on p.14-15.
4. There was no testimony in opposition.
5. On November 28, 2001, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend conditional approval, with amendments as proposed by the applicant, except #1.1.9.
6. On November 30, 2001, a letter reflecting the action of the Planning Commission and the amended conditions of approval was mailed to the applicant (p.2-5).
7. The Site Specific conditions of approval required to be completed prior to scheduling this application on the Council agenda have been submitted by the applicant and approved by the reviewing departments.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: December 10, 2001

REVIEWED BY: _____

DATE: December 10, 2001

REFERENCE NUMBER: FS\CC\FSP01010